



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: December 3, 2012

To: Thomas J. Bonfield, City Manager

Through: Keith Chadwell, Deputy City Manager

From: Steven L. Medlin, AICP, Planning Director *St. L. Medlin*

Subject: Unified Development Ordinance Text Amendment–Science Research Park Amendments (TC1200002)

Summary. This text amendment would make revisions to use and dimensional standards for development within the Science Research Park (SRP) District. Dimensional standards for lot width and required yards would be reduced. Additional uses would be added; specifically, some public and civic uses and certain types of manufacturing would be allowed. Helipad and retail uses would be allowed as accessory uses to a principal research and development use.

Recommendation. Staff recommends approval. The Planning Commission recommended approval of the amendment on October 9, 2012, with a vote of 11-0.

Background. This is a text amendment application submitted by the Research Triangle Foundation. The request, effective for all properties zoned SRP, would create consistent zoning regulations within Research Triangle Park between Durham and Wake counties. The Joint City-County Planning Committee reviewed the proposed amendment on October 3, 2012. The Durham Board of County Commissioners considered this amendment on November 26, 2012.

Issues. The proposed amendments are detailed in Attachment A. The proposed revisions are designed to allow more flexibility regarding uses, lot dimensions and yard requirements, in all properties zoned SRP, while being consistent with zoning regulations recently approved within Wake County.

Staff has determined the dimensional changes to be reasonable since adequate lot size and separation of structures will still be required, while providing more flexibility for the placement and size of structures. The additional primary uses proposed correspond to the intent of the District, as do the proposed accessory uses due to the limited use standards associated with those uses. The requested amendment to parking regulations was determined to be best addressed when

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TC1200002, Science Research Park Amendments
December 3, 2012

Article 10, Off-Street Parking and Loading, is revised through the pending text amendment TC1100007, Removal of Discretionary Actions.

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Attachments

Attachment A: An Ordinance to Amend the Unified Development Ordinance Regarding the Science Research Park District (TC1200002), Mark-up Version

Attachment B: An Ordinance to Amend the Unified Development Ordinance Regarding the Science Research Park District (TC1200002), Clean Version

Attachment C: Planning Commission Comments

Attachment D: Application by the Research Triangle Foundation